

May 27, 2025

LEGAL DESCRIPTION FOR
URBAN DUPLEXES AT MCQUEEN & WILLIS
ANNEXATION PARCEL

That part of the Northwest Quarter of Section 2, Township 2 South, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Brass Cap in a hand hole marking the West Quarter Corner of said Section 2, from which the calculated position of the center of said Section 2 bears North 89°17'08" East, a distance of 2,640.20 feet;

Thence North 89°17'08" East, along the South line of said Northwest Quarter, a distance of 660.05 feet;

Thence North 00°26'23" West, departing said South line, a distance of 33.00 feet to the Point of Beginning;

Thence continuing North 00°26'23" West, a distance of 622.67 feet;

Thence North 89°13'45" East, a distance of 660.26 feet;
Thence South 00°25'19" East, a distance of 326.32 feet;
Thence North 89°17'08" East, a distance of 264.00 feet;

Thence South 00°25'19" East, a distance of 297.00 feet to a point on a line which is parallel with and 33.00 feet Northerly from said South line;

Thence South 89°17'08" West, along said parallel line, a distance of 924.06 feet to the Point of Beginning.

Containing 489,678 Square Feet or 11.241 Acres, more or less.



URBAN DUPLEXES AT MCQUEEN & WILLIS
ANNEXATION PARCEL

N89°17'07.63" E 660.05

N00°26'23.37" W 33.00

BOUNDARY

N00°26'23.37" W 622.67

N89°13'44.63" E 660.26

S00°25'19.37" E 326.32

N89°17'07.63" E 264.00

S00°25'19.37" E 297.00

S89°17'07.63" W 924.06
to

Area = 489678 11.241 AC

Closing course: 255°31'51.26" 0.003255

Misclosure: 1/950,591

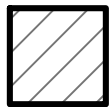
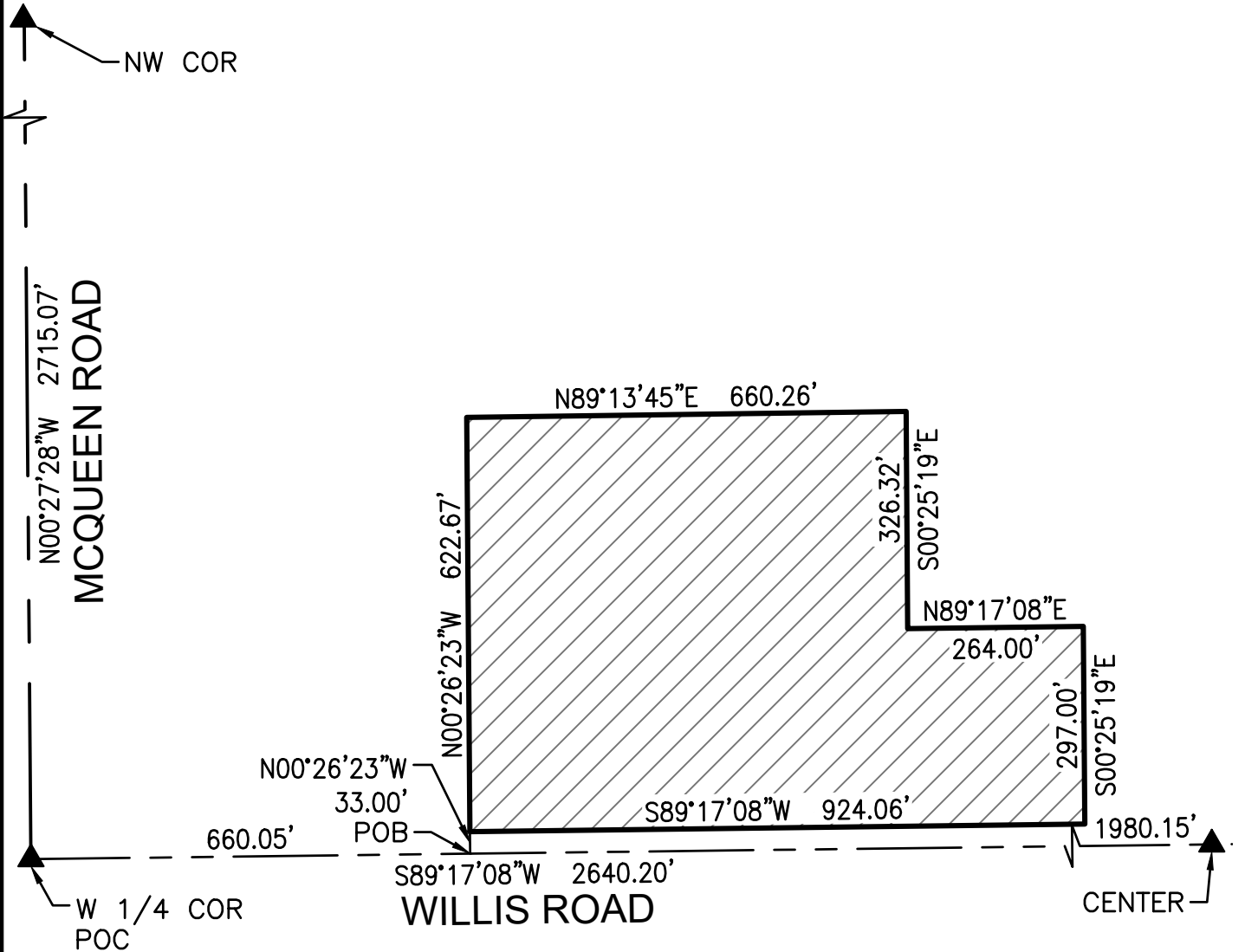
North Error: 0.000813

East Error: 0.003152



A handwritten signature in cursive script, appearing to read "Richard G. Alcocer", written over the bottom portion of the professional seal.

NORTHWEST QUARTER, SECTION 2
TOWNSHIP 2 SOUTH, RANGE 5 EAST



= ANNEXATION PARCEL AREA



Richard G. Alcocer

SCALE 1" = 250'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

URBAN DUPLEXES
AT MCQUEEN & WILLIS
ANNEXATION PARCEL

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